110.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,188,100 / 1,188,100
					USE VALUE:	1,188,100 / 1,188,100
					ASSESSED:	1,188,100 / 1,188,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILSON ANDREW & MEGAN
Owner 2:	
Owner 3:	
Street 1:	101 MADISON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BAMBUCK-VASQUEZ SOPHIE -
Owner 2:	VASQUEZ HECTOR DAVID -
Street 1:	101 MADISON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Clapboard Exterior and 2889 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	732,200	4,400	451,500	1,188,100
Total Card	0.172	732,200	4,400	451,500	1,188,100
Total Parcel	0.172	732,200	4,400	451,500	1,188,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.25 | /Parcel: 411.2

Legal Description

User Acct 70327

GIS Ref

GIS Ref

Insp Date 09/18/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 110.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	601,100	4400	7,500.	451,500	1,057,000	1,057,000	Year End Roll	12/18/2019
2019	101	FV	450,700	4400	7,500.	445,100	900,200	900,200	Year End Roll	1/3/2019
2018	101	FV	435,100	3400	7,500.	341,900	780,400	780,400	Year End Roll	12/20/2017
2017	101	FV	435,100	3400	7,500.	322,500	761,000	761,000	Year End Roll	1/3/2017
2016	101	FV	435,100	3400	7,500.	296,700	735,200	735,200	Year End	1/4/2016
2015	101	FV	406,200	3400	7,500.	277,400	687,000	687,000	Year End Roll	12/11/2014
2014	101	FV	406,200	3400	7,500.	255,400	665,000	665,000	Year End Roll	12/16/2013
2013	101	FV	406,200	3400	7,500.	255,400	665,000	665,000		12/13/2012

!8618!

PRINT

Date	Time
12/10/20	23:10:15

LAST REV

Date	Time
09/29/20	12:02:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8618

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAMBUCK-VASQUEZ	72882-572	1	7/3/2019		1,400,000	No	No		
ALTMAN GREGORY	71808-331		10/29/2018		1,400,000	No	No		
ALTMAN GREGORY	63067-545		12/16/2013	Convenience	1	No	No		
ALTMAN GREGORY	54251-457		2/3/2010	Convenience	1	No	No		
ALTMAN GREGORY	53710-68		10/22/2009	Family	1	No	No		
DALEY WALTER G	49034-572		2/26/2007		759,500	No	No		
DALEY WALTER G	36859-410		10/29/2002	Family	1	No	No		
	21249-293		6/1/1991		142,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2018	1936	Redo Bat	33,000	C				
10/22/2013	1565	Renovate	76,025	O				
5/7/2002	338	Alterati	30,000	C		G3	GR FY03	SHEETROCK 2&3RD FL
5/5/1997	213	Redo Kit	3,000					REMODEL/KIT/ADD 1/

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2018	Meas/Inspect	DGM	D Mann
7/19/2018	MEAS&NOTICE	PH	Patrick H
5/14/2014	External Ins	PC	PHIL C
3/4/2014	Info Fm Prmt	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
11/19/2008	Meas/Inspect	163	PATRIOT
4/15/2007	MLS	HC	Helen Chinal
2/1/2000	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70327
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 451,500 | Spl Credit | Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	2	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21390975
Const Adj.:	1.00989902
Adj $ / SQ:	159.370
Other Features:	163413
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	767526
Depreciation:	35306
Depreciated Total:	732220

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

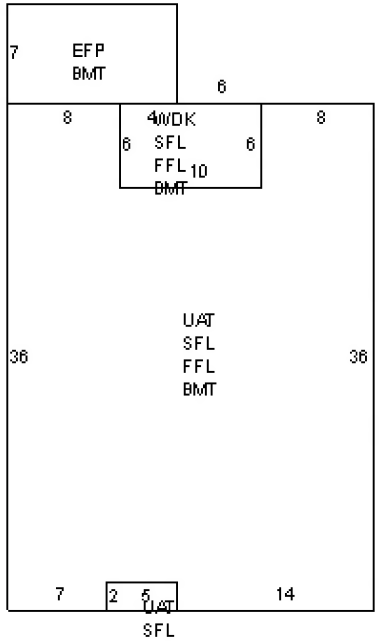
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	211.96
Special Features:	0	Val/Su Net:	226.34
Final Total:	732200	Val/Su SzAd	393.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,010	83.190	84,023
SFL	Second Floor	936	159.370	149,171
FFL	First Floor	926	159.370	147,577
UAT	Upper Attic	219	122.720	26,875
EFP	Enclos Porch	84	60.230	5,059
WDK	Deck	60	16.160	970

Net Sketched Area:	3,235			Total:	413,675
Size Ad	1862	Gross Are	3892	FinArea	2889

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	G	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 110.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1949	26.57	T	40	101			3,400			3,400
19	Patio	D	Y	1	10x20	G	GD	2014	5.16	T	3.8	101			1,000			1,000

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400